

**PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING/GENERAL MEETING  
July 27, 2004**

PLACE: Room 206  
Town Hall

TIME: 8:00 P.M.

PLANNING AND ZONING COMMISSION MEMBERS ATTENDING:  
Conze, Bigelow, Spain, Forman

STAFF ATTENDING: Ginsberg, Keating  
COURT REPORTER: Gayle Beler

---

Vice-Chairman Mr. Conze read the first Public Hearing item:

**Coastal Site Plan Review #138-C, Flood Damage Prevention Application #140-C, Janice A. Mahaney, 26 Shipway Road.** Proposing to construct a new single-family residence, including porch and garage and perform related site development activities within regulated areas. Subject property is located on the north side of Shipway Road approximately 300 feet east of its intersection with Plymouth Road, and is shown on Tax Assessor's Map #57 as Lot #43, R-1 Zone.

Attorney Joseph Rucci of Rucci, Burnham, Carta & Edelberg as well as Chris Krediet from his office were present on behalf of the property owner. Mr. Rucci explained that the property is 2.11+/- acres and located within an R-1 Zone. The property has an unusual configuration. A portion of the property is within Flood Zone AE Elevation 13, and there are also portions of the property, which are in Flood Zone AE-12 and Flood Zone X. The access to the proposed residence will be via a 483 foot driveway off of Shipway Road. Mr. Rucci noted that variances were recently granted by the ZBA for rear yard setbacks and lot width as part of Calendar #43-2004. He then submitted a copy of that approval. Mr. Rucci explained that he has submitted for CAM review and Flood Damage Prevention Application. As part of this application he submitted an Environmental Analysis, a certification from Stearns & Wheler Engineering and a certification from architect Neil Hauck.

Mr. Rucci noted that similar applications to this were presented to the Planning & Zoning Commission by Carol Quimby Bonan as part of Coastal Site Plan Review #138-A and Flood Damage Prevention Application #140-A, and Coastal Site Plan Review #138-B and Flood Damage Prevention Application #140-B. Mr. Rucci then submitted copies of those Adopted Resolutions.

Mr. Rucci explained that the prior residence on the property has recently been demolished, and the applicant is proposing to construct a new residence with a three-car garage. The new residence will be smaller than the previously approved residences and farther from mean high water. This residence will be located approximately 80 feet from mean high water, and the other previously approved residences were located 59 feet from mean high water. The prior approvals for this property also included in-ground swimming pools. There is no pool associated with this proposal. Mr. Rucci explained that there would 5,015 square feet of habitable space within the proposed residence, and the driveway area will be reduced compared to prior proposals. The existing septic system will be eliminated, and they are proposing to tie into the Town sanitary sewer now located in Shipway Road. Building coverage as designed is approximately 7%. Mr. Rucci then submitted a letter of support signed by all of the neighbors in the area. He explained that there are no impacts to coastal resources

PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING/GENERAL MEETING  
JULY 27, 2004  
PAGE 2

and they are redeveloping a portion of the site that has been previously disturbed. It was noted that the driveway now encroaches on one or more locations on the property to the south. The driveway will either be relocated or formalized by an easement. Mr. Rucci said that they have also recently obtained approval from the EPC for work near inland wetlands.

Mr. Gary Dufel of Stearns & Wheeler then explained that the site is relatively level and drains in all directions. There will be no drainage impact to neighbors, and no impact on coastal resources. Mr. Dufel explained that there will be no impact to the inland wetlands on the site and very little change to the existing site. Therefore there will be no direct impact from the new residence as it will be built where the old residence was. There will be a 1¼" diameter forced lateral connection to the sewer system and they will be eliminating the septic system.

Architect Neil Hauck then explained that they are in Flood Elevation AE-13 where the house is proposed to be located. Therefore the first floor of the house must be at least at Elevation 14. The average finished grade of the entire residence would be at Elevation 10.5. There will be a crawl space and no basement to the residence. He noted that the first floor habitable space will be approximately 2,350 square feet, and the second floor habitable space will be approximately 2,292 square feet, and the attic and study/office will be approximately 609 square feet. The house would comply with all building height restrictions in town.

Ms. Janice Mahaney, the property owner then said she has plans to construct this residence, unlike the prior owners who obtained approval but never proceeded with construction. There were no comments or questions from the general public or the Commission on this matter, and therefore the public hearing was then closed at 8:25 p.m.

Mr. Conze then read the next agenda item:

**Amendment of Business Site Plan #99, Heating Oil Partners, LP, 1120 Boston Post Road.**

Proposing to install a back-up generator on one parking space within the existing parking garage. Subject property is located on the southeast side of Boston Post Road approximately 200 feet east of its intersection with Leroy Avenue, and is shown on Tax Assessor's Map #72 as Lots #23 and #24, CBD Zone.

Attorney Wilder Gleason was present on behalf of the applicant. He said that the existing building at 1120 Boston Post Road is now known as the Fleet building (which was originally the Connecticut Bank & Trust – CBT building). The property is shown on Tax Assessor's Map #72 as Lots #23 and #24. Attorney Gleason then submitted a letter of authorization from the building owner, and noted that he recently obtained a variance as part of Calendar #53-2004 to have fewer parking spaces associated with the building.

He explained that the emergency generator will be connected to a computer system at the headquarters of Heating Oil Partners. The generator will be properly vented, and its noise level is minimal. They will need to test the generator for approximately 15 minutes each week and it will be operated via diesel fuel.

Attorney Gleason explained that he had done a parking survey on various days, and noted that parking was not a problem – that there are plenty of empty spaces available at all times. In fact, there were 57

PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING/GENERAL MEETING  
JULY 27, 2004  
PAGE 3

vacant parking spaces at the busiest time. The building is now fully occupied. Attorney Gleason said that he is requesting a very minor amendment of the original 1972 approval, and that the total existing on-site parking is 127 parking spaces. There were no comments from the Commission or the general public on this matter. Mr. Spain then made a motion to close the public hearing on this matter. That motion was seconded by Ms. Forman, and unanimously approved.

Mr. Conze then read the next agenda item:

**Amendment of Business Site Plan #135 (2), Crystal Gardens, 934 Boston Post Road.** Proposing to rent ½ of existing vacant space within existing building to a retail tenant. Subject property is located on the southeast side of Boston Post Road 20 feet south of its intersection with Tokeneke Road, and is shown on Tax Assessor's Map #72 as Lot #1, CBD Zone.

Attorney Wilder Gleason was present on behalf of the applicant. He noted that recently Calendar #52-2004 was approved by the Zoning Board of Appeals to modify the previous variance in order to allow the Planning & Zoning Commission to regulate which retail uses it allowed within the building. They are currently negotiating with two tenants and each would take up half the existing space. One of the tenants is a retail cosmetics company. Mr. Gleason explained that in 1992, as part of Business Site Plan #135, the Planning & Zoning Commission specifically approved the Crystal Gardens florist use for this building. Mr. Gleason then submitted a list of change of uses within the neighborhood around the property. He explained that they would prefer to have no cap on the number of employees and would prefer to have no extra strict limitations compared to other neighboring properties. They would also prefer not to return before the Planning & Zoning Commission each time there is a proposed change of tenant. Mr. Ginsberg then distributed a draft of the ZBA conditions. He noted that any future change to a convenience food and/or restaurant use would need to go back not only to the Zoning Board of Appeals but also to the Planning & Zoning Commission as well.

Mr. Gleason explained that any future tenant will come back to the Planning & Zoning Commission if they wish to intensify above a low impact retail use. He said that he is requesting action from the Planning & Zoning Commission as soon as possible in order that the cosmetics company is able to occupy the space in a timely manner. Crystal Johnson explained that she is the current owner of Crystal Gardens florist and the entire site. She is trying to make a serious effort to do what is good for the town and is asking for the Commission's assistance.

There were no other comments or questions from Commission members or the general public. On a motion by Mr. Bigelow, seconded by Ms. Forman a motion was made to close the public hearing on this matter. The Commission then unanimously closed the public hearing at 8:45 p.m.

Mr. Conze read the next agenda item:

**Coastal Site Plan Review #110-C, Flood Damage Prevention Application #98-C, Eagle Nest, LLC, 33 Searles Road.** Proposing to install a fence adjacent to the existing lagoon and perform related site development activities within regulated areas. Subject property is located on the east side of Searles Road approximately 200 feet north of its intersection with Tokeneke Beach Drive, and is shown on Tax Assessor's Map #67 as Lots #48 and #49, R-1 Zone.

PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING/GENERAL MEETING  
JULY 27, 2004  
PAGE 4

Attorney Wilder Gleason was present on behalf of the property owners. He noted that a few years ago they purchased Eagle Rock and he reminded the Commission that he came before the Commission informally a few weeks ago to get their interpretation on whether a public hearing on this matter would be necessary. Since that time he noted that not all the neighbors have "signed off" so he is here before the Commission for a public hearing. He explained that there were no new site changes. They are only requesting to legalize what has recently been previously done, which is the installation of a fence along the lagoon and a gate along the front of the property. The black wire fence parallel to the pond is about 3 to 4 feet tall. There is also a gate and fence along the front property line and a wood picket fence along the north side of the driveway. These fences and gates were installed to protect the children who live on premises.

Mr. Richard DiDonna explained that he is the neighbor to the north and west of this property. He is mostly concerned about the blockage of his view by the wooden fence. He explained that the maps submitted for the record are very vague and noncommittal. He explained that the fence (back) may be in the high tide area and in the flood zone. He said that there is a need for access for emergency situations and a need for a gate for those people who may be in the water to get out of the water. He believed that these fences and gates impact views and vistas and that part of the fence along the pond may actually be on the Martindale property (2 Tokeneke Beach Drive). He said that there is a lack of details in the application. Mr. Spain responded that the photographs submitted by Attorney Gleason show the way that the fences look and there is no change proposed other than relocating the mesh wire fence near the water. Thus he wondered what other details Mr. DiDonna may be looking for. Mr. DiDonna explained that across the street (26 Searles Road), a latched gate was required by the Planning & Zoning Commission. He noted that the lagoon is a water body, which does freeze occasionally.

Mrs. DiDonna then said that looking at the picture where there are no fences, she said that it is open in the way Darien has traditionally been. She said that the new owners have installed many fences and should have put a fence in the backyard to create a play area for their children, not in the front yard that will impact the entire neighborhood. She claimed that the fences make it look like a prison view and she was not sure what would happen next on the property. She suggested that if the Commission feels the need to approve the project they could do so with a limited time frame, while the children are small and have the approval expire in 4 to 5 years when the children are older.

Mr. Gleason emphasized that the lagoon is owned by the Martindales and is not open to the general public. Mr. Gleason also explained that there was a concession to the DiDonnas that the owners have made to move the fence around the rock outcrop. They have also trimmed a number of trees to enhance the DiDonnas' view of the water. Mr. DiDonna said that people access the lagoon both from the causeway and from Tokeneke Beach Drive. He then stated that he has a view easement, which was filed in the Darien Land Records and submitted it for the record. He believes that the wooden fence obstructs the view towards the lagoon. Mr. Gleason then disputed Mr. DiDonna's interpretation of the easement. Mr. DiDonna explained that due notice should be given to the property.

There being no other comments or questions from the general public or the Planning & Zoning Commission, Mr. Spain made a motion at 9:35 p.m. to close the public hearing on this matter. Mr. Bigelow seconded that motion and the hearing was then closed. Mr. Conze then read the next agenda item:

PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING/GENERAL MEETING  
JULY 27, 2004  
PAGE 5

**Mandatory Referral, Coastal Site Plan Review #113-A, Flood Damage Prevention Application #101-A, Land Filling & Regrading Application #125, Darien Park & Recreation Commission, Pear Tree Point Park Boat Launch Renovation.** Proposing to renovate and reconfigure the boat launch ramp, to remove existing floating dock and ramp and construct new floating dock and handicap accessible ramp; and lower the existing seawall and backfill and regrade the area behind the seawall; and perform related site development activities within regulated areas. The subject property is located on the west side of Pear Tree Point Road, approximately 650 feet south of its intersection with Crane Road, and is shown on Tax Assessor's Map #60 as Lots #43, #44 and #45 in the R-1 Zone.

Susan Swiatek, Director of Parks and Recreation Department, was present to explain the proposal. She said that the proposal is to repair and restore the ramp and float and the adjacent facilities within Pear Tree Point Park. The existing boat ramp was built in the 1960's and has not really been given any attention since then. They have recently obtained State of Connecticut Department of Environmental Protection approval as well as U.S. Army Corps of Engineers' approval. The 3' x 30' gangway float will be replaced and they will be repointing the stone walls on the west side as needed. The other walls will be rebuilt. They will be removing the concrete sidewalk, which will no longer be needed. She then submitted photographs of the existing situation.

Mr. Tim DiBartelomeo of Ocean and Coastal Consultants Engineers explained that the launch ramp will be wide enough for one bay plus a float. He said that this plan is an established design and then submitted a photograph of the Stratford boat launch. Mr. Spain confirmed that there is nothing different in the use of the site. It is just the same activity being done better and safer. Ms. Swiatek agreed. Mr. Bartelomeo explained that the project is scheduled to start in the fall or early spring and will be approximately an eight-week long project.

There were no comments from the general public, nor any other comments from the Commission members. At 9:45 p.m., Ms. Forman then made a motion to close the public hearing on this matter. That motion was seconded by Mr. Spain and unanimously approved.

Mr. Conze then read the next agenda item:

**Coastal Site Plan Review #195, Flood Damage Prevention Application #211, Land Filling & Regrading Application #126, Paul & Kathy Herdt Charron, 44 Contentment Island Road.** Proposing to demolish existing residence and construct a new single-family residence, swimming pool, and septic system and perform related site development activities within regulated areas. The subject property is located at the terminus of Contentment Island Road, and is shown on Tax Assessor's Map #68 as Lot #24, in the R-1 Zone.

Attorney Joseph Rucci of Rucci Burnham Carta & Edelberg was present on behalf of the property owner. He then submitted a letter from Daniel Karwin Architect regarding the flood regulations as they relate to the proposed structure. He explained that Crab Island is also owned by the Charrons and the subject property is 1.79 acres (which excludes Crab Island). The existing house on the property was built in 1911 and had 7 bedrooms with an associated septic system. The existing house is in disrepair and the owner has plans to raze it. Mr. Rucci then submitted photographs of the existing conditions on the premises. Mr. Rucci then noted that a Special Permit was granted in 1976 for an indoor pool on the property. That indoor pool was never built.

PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING/GENERAL MEETING  
JULY 27, 2004  
PAGE 6

The purpose of this application is to demolish the existing house, which is located within the flood zone. The owner would then build a new house with the first floor at Elevation 14. There is no need for variances, as the project complies with all Darien Zoning Regulations. The existing trees provide screening from adjoining neighbors. The neighbors Kathleen Connor of 42 Contentment Island Road and the James' of 50 Contentment Island Road both wrote letters of support which Mr. Rucci submitted for the record. The application includes a plan for an outdoor inground swimming pool. They are also applying to revise the existing septic system to comply with current health codes and avoid the over wash from the high, high tides which occurs twice per month. In order to construct the new septic system, 1,700 cubic yards of fill will need to be trucked to the site.

The proposed garage will be located at Elevation 9.5, and the first floor of the residence will be at Elevation 14. All utilities will be placed underground, and it is likely that the applicant will need 18 months to implement the entire plan for the property.

Mr. Gary Dufel, P.E. of Stearns & Wheler then summarized the proposal. He explained that the existing property is surrounded on three sides by Long Island Sound and Scott's Cove. The land slopes away from the house towards the water. There is now overland flow of storm water runoff. The property consists of a coastal hazard area, beach, rocky shorefront, tidal wetlands, and inter-tidal flats. The plan avoids direct impacts to coastal resources. There will be one large oak tree west of the house that will need to be removed because it overhangs the house. There is no change planned to existing drainage patterns. He reiterated that the septic system will be constructed last and that the septic system fill can be easily contoured.

Mr. Todd Ritchie, P.E. of Stearns & Wheler then submitted a site plan of septic and drainage last dated 7/27/04. He explained that the proposal includes a design for a six-bedroom septic system. He then outlined the various elevations of the bottom and the top of the septic system fill. He explained that storm water detention is provided to improve storm water quality. He explained that the maximum depth of fill is three feet which will be tabled to match the grade on the site.

Mr. John Roberge, P.E. then explained that there would be no impact on the coastal flooding due to the filling and regrading. There will be no increase in the flood area due to this project. He then said that he analyzed the flood conditions on the property. He noted that although the property is mapped at Flood Elevation 12, using more details of the specific site conditions, his study shows the property is in Flood Elevation AE 13. Thus the house will be designed that the first floor is at Elevation 14.

Architect Dan Conlon explained that they are demolishing the existing house that is now located at Elevation 12.5. They cannot renovate the existing house and stay at 50% or less of the value of the residence as required by the Flood Regulations. Thus they must demolish the entire house and construct a new house, which complies with the regulations. The new house will be located at the high point of the site, and there is no need to blast any rock or ledge. No special foundation will be needed for the project. The crawl space slab will be at Elevation 9, and there will be about 4 to 5 feet to get to the first floor. There will be louvers for the flood waters to flow freely in and out. He then submitted computer-generated illustrations of the proposed residence. He then noted that the proposal complies with the Flood Damage Prevention Regulations and all other Zoning Regulations. He then showed photographs of other houses in the area. Mr. Paul Charron, the property owner explained that he now lives on Ox Ridge Lane and looks forward to moving to his residence.

PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING/GENERAL MEETING  
JULY 27, 2004  
PAGE 7

There were no other questions or comments from the general public or the Planning & Zoning Commission. At 10:30 p.m. Mr. Bigelow made a motion to close the public hearing on this matter. That was seconded by Mr. Spain and unanimously approved.

Mr. Conze then read the next agenda item:

**Coastal Site Plan Review #196, Flood Damage Prevention Application #212, Paul & Susan Tierney, 17 Butler's Island Road.** Proposing to construct a dock consisting of a fixed pile supported pier, access ramp, and wooden float with pilings and to perform related site development activities within regulated areas. Subject property is located on the east side of Butler's Island Road approximately 265 feet east of its intersection with North Road, and is shown on Tax Assessor's Map #67 as Lot #76, R-1 Zone.

Jeff McDougal of William W. Seymour & Associates was present on behalf of the applicant. He explained that there will be a stone groin to the ramp to an 8'x20' float. He explained that approvals had been obtained from the State of Connecticut Department of Environmental Protection (DEP) and the Army Corps of Engineers. He explained that the water depth in this location is 3 feet deep at low tide. Mr. McDougal mentioned that he had John Roberge, P.E., perform a study to make sure that the dock will withstand any flood damage. That report was submitted for the record. Mr. McDougal then submitted letters of support from two neighbors.

Mr. Ginsberg then explained that in a letter dated July 12, 2004 from the Norwalk Planning Commission, it was noted that they had no comment on this matter. Mr. Ginsberg then explained that the Rowayton Civic Association had comments in opposition to this application, which went to the State of Connecticut DEP. Mr. McDougal explained that the dock was reduced in size from its original proposal. It was noted that a July 18, 2004 letter was received from the Five Mile River Commission.

There being no other questions or comments on the application, Ms. Forman made a motion to close the public hearing on this matter. That motion was seconded by Mr. Bigelow and unanimously approved.

Mr. Conze then read the next agenda item

**Land Filling & Regrading Application #122, Mark & Patricia Dailey, 59 Holly Lane.** Proposing to regrade rear yard and to install associated stone retaining wall and plantings and perform related site development activities. The subject property is located on the north side of Holly Lane, approximately 200 feet west of its intersection with Noroton Avenue, and is shown on Tax Assessor's Map #9 as Lot #133, R-1 Zone.

Lance Zimmerman explained that the new residence is now under construction. The owner wishes to do more regrading to create a flat, level play area in the backyard. That flat, level play area would be about 25 feet away from the wetlands. Mr. Zimmerman noted that EPC approval had recently been granted for this project. He explained that the regrading will help transition from the lower portion of the property to the higher portion of the property. He will be using the cut material from other portions of the property to raise the lower area (he may even need to truck fill out of the property). He mentioned that the hemlocks near the neighbors to the west of this property will remain, and they

PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING/GENERAL MEETING  
JULY 27, 2004  
PAGE 8

will be adding even more landscaping to the backyard. As a result of this project, surface water will percolate better into the ground. They propose to install infiltrators to account for the water from the new residence.

There were no comments from the general public or the Commission members. Mr. Spain then made a motion to close the public hearing on this matter. That was seconded by Ms. Forman and unanimously approved.

Mr. Conze then read the next agenda item:

**Flood Damage Prevention Application #53-C, Land Filling & Regrading Application #124, Marcia Voges, 5 Fresh Meadows Lane.** Proposing to remove existing retaining wall, construct a new retaining wall along rear of property, and backfill behind that new wall and perform related site development activities. Subject property is located on the east side of Fresh Meadows Lane approximately 300 feet north of its intersection with Middlesex Road, and is shown on Tax Assessor's Map #25 as Lot #92-2, R-1/3 Zone.

John Pugliese, P.E. explained that he submitted a report to analyze the drainage conditions and the impacts of this project. He mentioned that as part of the original subdivision dividing Fresh Meadows Lane, a culvert under the new road was installed. A wall to retain fill was built parallel to the rear lot line on the Voges property. All of the proposed fill area is above the level of the 100-year storm. The neighbors to the north (Horan/Stanley-Brown) wish to perform a similar project, however they are within 50 feet of inland wetlands, and have an EPC permit pending. Mr. Pugliese explained that the fill will have no impact on the neighbors and there are no wetlands within 50 feet of the Voges property.

Mr. Pugliese said that the drainage will tie into the main pipe if the Browns' application is approved. If their application is not approved, it will discharge and drain on the surface towards the pipe. In response to a question on whether easements are needed for this project, Mr. Pugliese did not think that they were. He stated that there is not a lot of water going into the pipe, and the adjacent property owner, Mr. Johnson has been advised of the application and has no problem with the application. In response to a question, Mr. Pugliese said that there is no need for weepholes in the retaining wall because the area will be back filled with stone. Property owner Randy Voges explained that they will be retaining more water on the site as a result of this application than they presently do. There being no other questions or comments, a motion was made by Mr. Bigelow to close the public hearing. That motion was seconded by Mr. Spain and unanimously approved.

**GENERAL MEETING**

At 10:55 p.m., Mr. Conze then closed the public hearing items and moved to the General Meeting. He read the first item:

**Mandatory Referral, Darien Park & Recreation Commission, Pear Tree Point Park Boat Launch Renovation.** Proposing to renovate and reconfigure the boat launch ramp, to remove existing floating dock and ramp and construct new floating dock and handicap accessible ramp; and lower the existing seawall and backfill and regrade the area behind the seawall; and perform related site development activities within regulated areas.



PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING/GENERAL MEETING  
JULY 27, 2004  
PAGE 9

Mr. Ginsberg then distributed a draft Mandatory Referral for the Commission's review. On a motion by Mr. Bigelow, seconded by Ms. Forman, the Commission unanimously approved the report as written. Mr. Ginsberg will forward it on to Ms. Swiatek, and the Commission will decide the remainder of the application sometime in September.

**Discussion of pending applications**

The Commission then discussed two agenda items. The first was **Amendment of Business Site Plan #135 (2), Crystal Gardens, 934 Boston Post Road**. The Commission noted that the applicant had requested that the Commission act quickly in order that new tenants could move in as soon as possible. They asked staff to send a letter to Attorney Gleason noting that they will approve the changes to allow more than just a florist in this location. They also allowed any low impact retail to become tenants of the space subject to final review and action by the Planning & Zoning Director. As noted by Attorney Gleason, employees will be required to purchase parking vouchers. Mr. Spain made a motion to approve the application with those requirements. That motion was seconded by Mr. Bigelow and unanimously approved.

Commission members agreed that the request by **Amendment of Business Site Plan #99, Heating Oil Partners, LP, 1120 Boston Post Road** to install a back-up generator on one parking space was relatively straightforward, and could be simply approved with minor requirements. Mr. Bigelow then made a motion to approve the application with the understanding that noise levels will be minimal and the generator will be operated for testing only 15 minutes once a week and during emergencies. That motion was seconded by Ms. Forman and unanimously approved.

There being no other business the meeting was then adjourned at 11:00 p.m.

Respectfully submitted,

Jeremy B. Ginsberg  
Planning and Zoning Director